



Hornhill Road, Maple Cross, WD3

Offers In Excess Of £500,000 Freehold

CHAIN FREE THREE BEDROOM DETACHED FAMILY HOME • LIVING ROOM & DINING ROOM • KITCHEN & SEPARATE BREAKFAST ROOM • DOWNSTAIRS SHOWER ROOM • THREE BEDROOMS • INTEGRAL GARAGE • REAR GARDEN • DRIVEWAY PARKING TO FRONT

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



A chain free THREE BEDROOM DETACHED HOUSE, located on this popular residential road.

Offered to the market chain free, this three-bedroom detached family home is situated in a convenient location and waiting for new owners to make it their own.

There is a spacious living room leading to an open-plan adjoining dining room providing a wonderful setting for family meals and gatherings, with ample natural light streaming through large bay windows. The dining room leads you to the breakfast room and kitchen, offering plenty of storage and workspace. A modern downstairs shower room adds further convenience for busy family life. Upstairs are three well-proportioned bedrooms providing peaceful retreats.

The rear garden is mainly laid to lawn, bordered by mature shrubs and fencing for privacy, while a patio area offers the perfect spot for outdoor dining or a morning coffee. To the front, a generous driveway provides off-road parking, ensuring convenience for both residents and visitors as well as an area of lawn. The integral garage offers secure parking or valuable additional storage, and can be accessed from an up and over door to the front or a door via the kitchen, enhancing the practicality of the home.

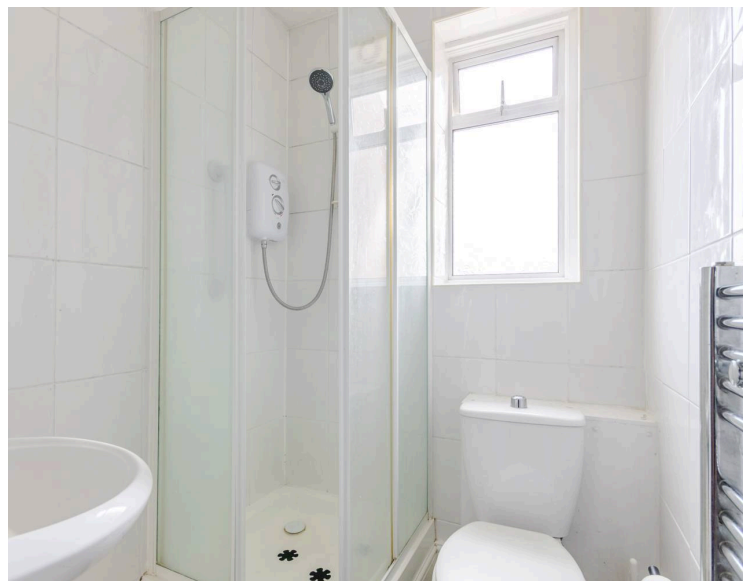
Hornhill Road is close to local amenities including convenience stores, supermarkets, pubs, restaurants, cafes. Maple Cross has several local schools along with a range of parks and lakes. Rickmansworth Metropolitan/Chiltern Line Station is a short drive away providing direct access to Central London.

Nearest Station: 2.2 miles – Rickmansworth Station

Council Tax band: E Approx. £2,939.11 2026-2027 (Three Rivers District Council)

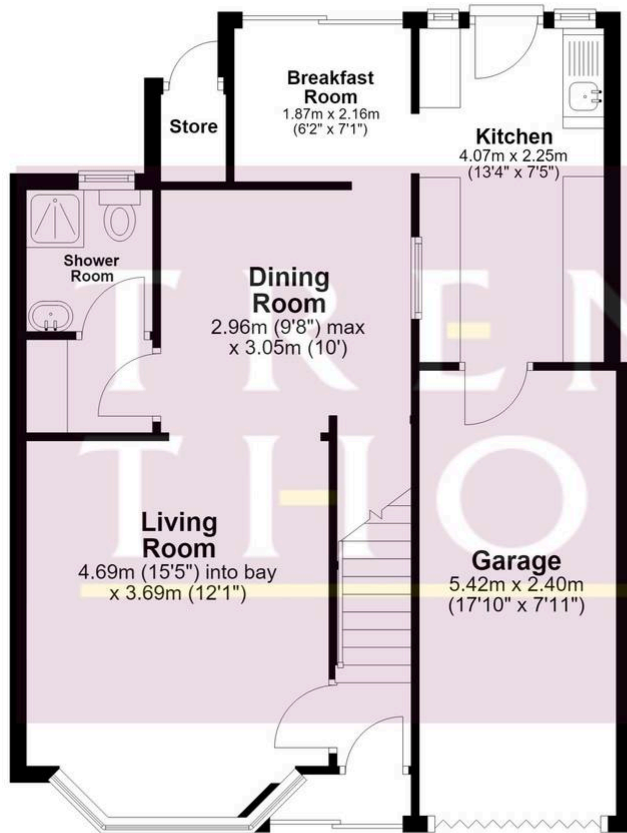
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



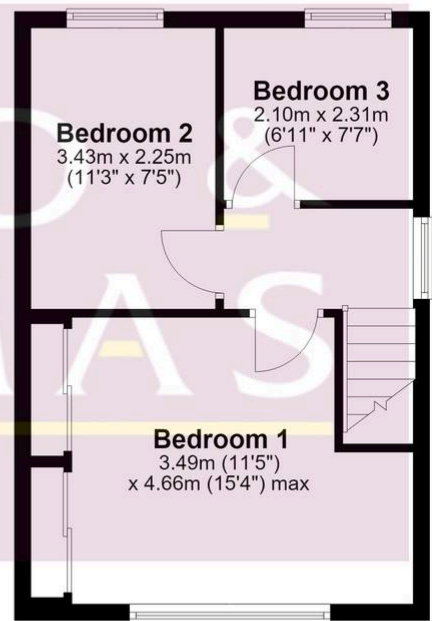
Ground Floor

Approx. 63.0 sq. metres (678.1 sq. feet)



First Floor

Approx. 32.7 sq. metres (352.0 sq. feet)



Total area: approx. 95.7 sq. metres (1030.1 sq. feet)

Whilst every effort has been made to ensure the accuracy of this floor plan, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Plan produced using PlanUp.



Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.